

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 17
Meeting Date: 02/08/01

SUBJECT: THE EMERALD, LOT 5 #SBD-2001.14

PREPARED BY: DeeDee (D²) Kimbrell, Planner I (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

BRIEF: Request for The Emerald, Lot 5 for an Amended Final Subdivision Plat located at 8550 South Priest Drive.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Request for **THE EMERALD, LOT 5** (Tom Tait, Tait Development, property owner) for Final Subdivision Plat at 8550 South Priest Drive. The following approvals are requested from the City of Tempe:

#SBD-2001.14 An Amended Final Subdivision Plat of Lot 5 on 16.84 net acres located at 8550 South Priest Drive.

Document Name: 20010208devsrh01

Supporting Documents: Yes

SUMMARY: This request is for an Amended Final Subdivision Plat of The Emerald Subdivision approved by City Council on February 10, 2000 and as amended on September 21, 2000. The owner's intent now is to re-plat Lot 5 and re-align the South Branch Highline Canal locating it along Priest Drive and Warner Road. This amendment would create a whole Lot 5 without the canal alignment through it. This final plat amendment appears to comply with required technical standards of Subdivision Ordinance No. 99.21. Staff supports this request and public input is not required.

RECOMMENDATION: Staff – Approval
Public – Not Required

- ATTACHMENTS:**
1. List of Attachments
 2. History & Facts / Description / Comments
 3. Reason(s) for Approval / Conditions of Approval
 4. Location Map
 5. Subdivision Plat

HISTORY & FACTS:

<u>October 24, 1978.</u>	Planning Commission approved the rezoning from AG, Agricultural Zoning District to the I-1 Light Industrial and I-2 General Industrial Zoning Districts for 154.3 acres. (Vote: 7-0)
<u>November 30, 1978.</u>	City Council approved the rezoning from AG, Agricultural Zoning District to the I-1 Light Industrial and I-2 General Industrial Zoning Districts for 154.3 acres.
<u>November 3, 1999.</u>	The Design Review Board approved the building elevations; site plan and landscape plan for DHC Western Guest Credit Operations located at 8550 South Priest Drive.
<u>January 11, 2000.</u>	Planning Commission approved a Final Subdivision Plat consisting of 5 lots on an undeveloped 139 net acre parcel at 8550 South Priest Drive.
<u>January 19, 2000.</u>	The Design Review Board approved the building elevations for DHC Western Guest Credit Operations for Parking Structure One located at 1620 West Colt Road.
<u>February 10, 2000.</u>	City Council approved a Final Subdivision Plat consisting of 5 lots on an undeveloped 139 net acre parcel at 8550 South Priest Drive.
<u>September 21, 2000.</u>	City Council approved an Amended Final Subdivision Plat for two lots on 65.47 net acres at 8200 South Priest Drive.

DESCRIPTION: Owner – Tait Development Inc., Tom Tait
Applicant – DEI Professional Services, Randy Hager
Engineer – DEI Professional Services, Jason Kack
Existing zoning – I-1/I-2
Total site area – 16.84 acres
Number of lots proposed – 1 lot

COMMENTS: This request is for an Amended Final Subdivision Plat of The Emerald Subdivision approved by City Council on February 10, 2000 and as amended on September 21, 2000. The owner's intent now is to re-plat Lot 5 and re-align the South Branch Highline Canal locating it along Priest Drive and Warner Road. This amendment would create a whole Lot 5 without the canal alignment through it. This final plat amendment appears to comply with required technical standards of Subdivision Ordinance No. 99.21. Staff supports this request and public input is not required.

**REASON(S) FOR
APPROVAL:**

1. The plat appears to conform with Subdivision Ordinance No.99.21

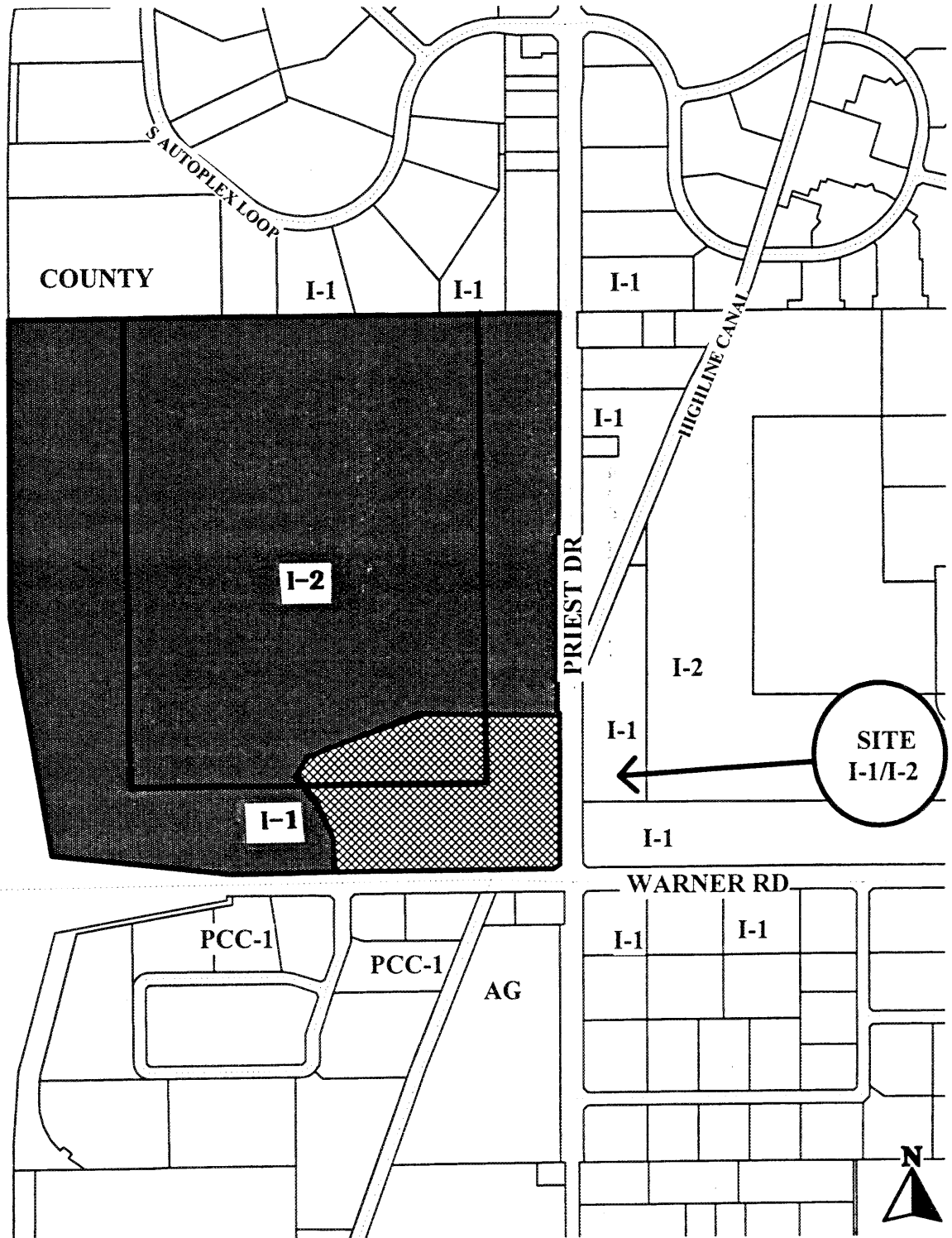
**CONDITION(S)
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. The Final Subdivision Plat shall be recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department. Details of the document format shall be reviewed by the Planning Division staff within Development Services prior to recordation by the Maricopa County Recorder.

THE EMERALD, LOT 5

SBD-2001.14

INTERSTATE 10



Location Map

**PROFESSIONAL
SERVICES, L.L.C.**
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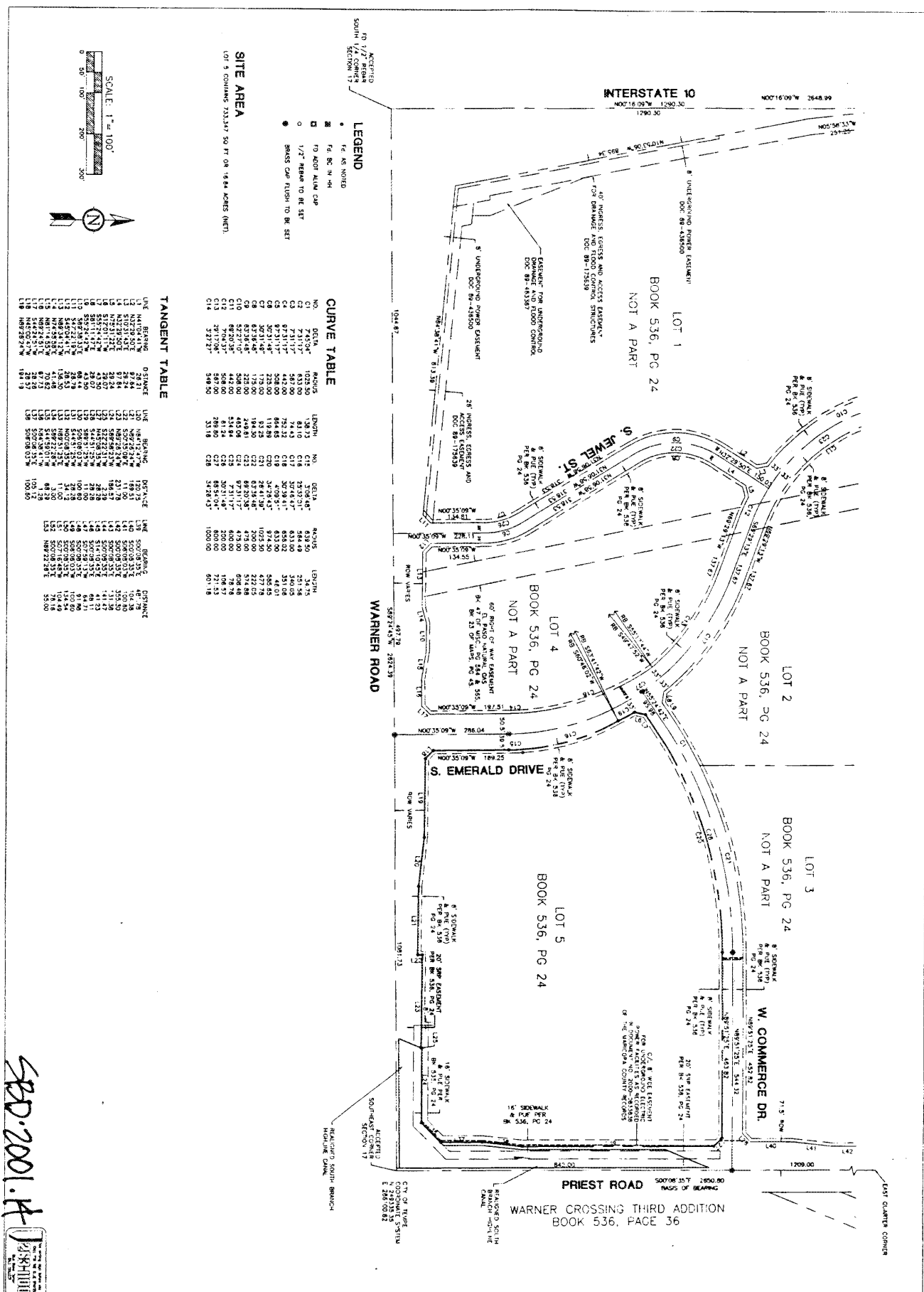
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FINAL PLAT
THE EMERALD
TEMPE, ARIZONA



SPD-2001.4

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